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**State Seeks Interim Space for Court Operations at
Edward J. Sullivan Courthouse, Cambridge**

Relocation will pave the way for major building upgrades

The Division of Capital Asset Management (DCAM), with the Administrative Office of the Trial Court (AOTC), have issued a Request for Proposals (RFP) for leased space to temporarily house Cambridge District Court and Middlesex Superior Court operations. This temporary relocation is necessary to facilitate planned renovations at the Edward J. Sullivan Courthouse at 40 Thorndike Street, Cambridge.

The preliminary total cost estimate for the renovation work is approximately \$130 million.

The Middlesex Sheriff occupies the top four floors of the 20 story building as a Jail facility. Under the renovation plan, both the Court and Sheriff's Jail operations will temporarily relocate. The Sheriff will relocate to other in-County locations that are still being identified. DCAM is also working with the District Attorney, who also occupies space in the building, to identify its own leased space.

Preliminary renovation plans call for replacement of the elevators, asbestos remediation as outlined below, and numerous other building systems upgrades including, but not limited to, improvements to heating, ventilation and air conditioning systems, modernization of interior

safety and security systems, utility systems upgrades (fire protection, plumbing, electrical), accessibility and entrance security improvements, lobby, lighting and ceiling improvements, along with new flooring and finishes.

With regard to asbestos abatement, DCAM will address the concerns expressed by the building occupants through a combination of asbestos removal and encapsulation supported by a rigorous program of air quality testing before, during and after construction. DCAM is working in consultation with the State Department of Public Health (DPH) and the Division of Occupational Safety (DOS), and the Department of Environmental Protection (DEP) regarding the planning and implementation of asbestos remediation work and of air quality testing in association with the project. DCAM will continue to involve these agencies throughout the planning, design and construction, and post-construction phases of the renovations.

To facilitate temporary relocation of the Court operations, the Commonwealth is seeking a lease for a term of five (5) years, with an option to terminate the lease after three years. DCAM is seeking space for the District Court in Cambridge or Somerville and, for the Superior Court, in a wider area of Middlesex County. AOTC's first preference is to house both courts in approximately 226,000 usable square feet at one location in Cambridge. Proposals for separate locations will also be considered, approximately 167,000 usable square feet for the Superior Court and approximately 81,000 usable square feet for the District Court.

Lease costs will be included in the Trial Courts operating budgets. The Administration will be working with the legislature to appropriate new funding sources needed to pay for the renovation work. The current plan calls for relocation of occupants out of the Sullivan Courthouse during the Summer of 2007, with construction activity at the courthouse expected to begin before the end of 2007. The renovation work is anticipated to be completed during the first half of 2010.

The renovations to the Sullivan Courthouse represent another critical component in the Administration's commitment to rebuild and modernize the state's antiquated judicial facilities. In addition to new facilities already underway in Worcester and Plymouth, the Administration approved last summer the construction of four additional major new court facilities for Fall River, Lowell, Salem, and Taunton. These projects are fully funded through available bond appropriations, and are proceeding through various stages of planning and design.